Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3201/35 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,695,000

Median sale price

Median price $502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	95/1 Queensberry St CARLTON 3053	$1,675,000	12/11/2024
2	2201/433 Collins St MELBOURNE 3000	$1,625,000	10/09/2024
3	2402/35 Spring St MELBOURNE 3000	$1,745,000	19/07/2024

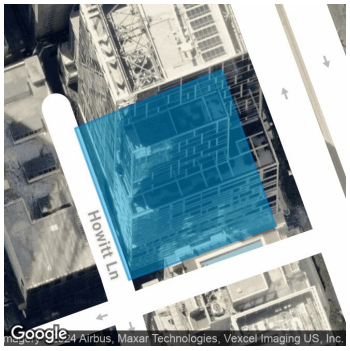
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/12/2024 15:56

3201/35 Spring Street, Melbourne Vic 3000

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2 2 1

Property Type: Apartment

Agent Comments

2 Bedroom, 2 bathroom apartment located opposite the Treasury Gardens

Indicative Selling Price
$1,695,000
Median Unit Price
Year ending September 2024: $502,000

Comparable Properties



95/1 Queensberry St CARLTON 3053 (REI)

2 2 1

Price: $1,675,000
Method: Private Sale
Date: 12/11/2024
Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior.



2201/433 Collins St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $1,625,000
Method: Private Sale
Date: 10/09/2024
Property Type: Unit

Agent Comments

Inferior location, similar accommodation, similar interior.

2402/35 Spring St MELBOURNE 3000 (VG)

2 - -

Price: $1,745,000
Method: Sale
Date: 19/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable location , same complex, similar accommodation, similar interior.

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